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October 30, 2024

City of Steamboat Springs Planning Department  
Plan Review Service  
137 10<sup>th</sup> Street  
Steamboat Springs, CO 80477  
Phone: (970)-871-8207

RE: Lot 3, Copper Ridge Business Park Filing No. 4  
1716 Copper Ridge Spur  
Steamboat Springs, Colorado  
Condominium Final Plat – Approval Letter – Conditions Plan  
PL20240273

Dear Steamboat Springs Planning and Community Development;

This letter will serve as a reply to the approval for the above project dated October 29, 2024 and the outstanding conditions and on-going discussion with Public Works.

1. Prior to recording the final plat, conditions of approval for PL20220235 shall be resolved. The November 4, 2022, administrative development plan required eight conditions of approval.
  - a) Number 1 – document recorded at reception no. 846161,
  - b) Number 2 - document recorded at reception 846162 and 842767
  - c) Number 3 – All items are complete except revegetation. A draft of the Improvement Agreement cost worksheet for revegetation cost is included with this resubmission. Based on an email from Emrick Soltis of Public Works to secure a certificate of occupancy the applicant will need to complete an Improvements Agreement. Can staff confirm this is correct?
  - d) Number 4 – document recorded at reception no. 842325
  - e) Number 5 – City was paid prior to building permit
  - f) Number 6 – Documents were provided prior to building permit
  - g) Number 7 – Drainage easement is recorded at reception no. 846163.
  - h) Number 8 – Sealed drainage study provided prior to building permit.
2. Prior to recording the final plat provide a subdivision name that is consistent with CDC Section 602.M, the subdivision name shall not include a proper name. The name is revised to “Copper Ridge Spur Condominiums”. I did not see anywhere in the CDC that the title may not include a “proper name” but the change is complete. Please confirm the name is acceptable.
3. Prior to recording the final plat provide a subunit plan that is consistent with the previously discussed subunit addressing plan and approved by City GIS. We requested a definition of the subunit plan and subunit addressing plan since these items are not defined in the CDC by email on October 30, 2024. The addresses are not part of the final plat requirements or conditions of approval. We will provide a

plan once it is defined. Please include this as a written requirement in a future revision to the community development code.

Please review the updated information and confirm if the Improvements Agreement is required for the \$638. If the Improvements Agreement is required, please provide a pre-application document and we will submit as soon as possible.

We look forward to recording a final plat as soon as possible.

Thank you,

Walter N. Magill, PLS 38024  
Four Points Surveying & Engineering

